

Lot 36, Boots, 277-279 High Street, Bangor,

Gwynedd LL57 1PD

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment

- Entirely Let to Boots UK Ltd on a reversionary lease until August 2029 (No Breaks)
- Tenant in occupation since 2009
- Rebased rent (previously £250,000)
- Substantial building of approx 2,442.88 sq m (26,295 sq ft)
- Busy town centre location adjacent to Menai and Deiniol Shopping Centres
- Nearby occupiers include M&S, River Island, JD Sports, Superdrug, Cardfactory, HSBC and Greggs

Lot

36

Auction

25th September 2024

Rent

£80,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

On Behalf of a UK REIT

Location

Miles

9 miles north-east of Caernarfon, 20 miles south-west of Colwyn Bay, 60 miles west of Chester

Roads

A5, A55, A487

Rail

Bangor Railway Station

Air

Liverpool John Lennon Airport

Situation

Bangor is an important university and cathedral city some four miles west of Snowdonia National Park. The property is prominently situated in a busy position the north side of the pedestrianised High Street, immediately adjacent to the Menai Shopping Centre and Deiniol Shopping Centre. Nearby occupiers include M&S, River Island, JD Sports, Superdrug, Cardfactory, HSBC and Greggs.

Tenure

Freehold. Part Long Leasehold. A small store room to the rear of the property is held for a term of 150 years from 01/01/2009.

Description

The property comprises a substantial double fronted three storey building providing ground floor retail accommodation with ancillary accommodation on the first and second floors. The property may be capable of subdivision.

VAT

VAT is applicable to this lot.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Retail	775.28	(8,345)	BOOTS UK LIMITED (1)	5 years from 04/08/2024	£80,000
First	Ancillary	872.27	(9,389)			
Second	Ancillary	795.34	(8,561)			
Total		2,442.88	(26,295)			£80,000

(1)

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2024